

# SPECIAL EXCEPTION FORM

SE 2020-6

8-17  
8-26 rec  
9-9 hearing  
9-2 wetlands

**A. GENERAL INFORMATION ABOUT APPLICANT (please type or print clearly).**

Name CHRISTOPHER BULL Date 08-13-20  
Address 243 SAYBROOK RD. MIDDLETOWN Phone 860-918-1954  
Agent SUZANNE BULL (BULL CUSTOM HOMES) Phone 860-508-0099

LIC # NHC0015851

**B. DESCRIPTION OF PREMISES**

Owner of Record BULL REAL ESTATE  
Location 243 SAYBROOK RD.  
Deed Filed in Town Clerk's Office on JULY 31 2008  
Map File# LOT 221 MAP 35 Vol. & Page# 231 pg 139  
Zone TD Current Use VACANT - 1-FAMILY  
Relevant Zoning Code Provision 60.01.04

NOTE: A legal description of the premises to be affected by the Special Exception must be attached to this form.

**C. NATURE OF SPECIAL EXCEPTION**

Construction of a 2-family dwelling

NOTE: An approved Special Exception will not be effective until a copy of this certification is recorded in the Middletown Town Clerk's Office

[Signature] 08-13-20  
Signature of Applicant or Agent

[Signature] 08-13-20  
Signature of Owner

\*Both Signatures Required

The owner, applicant and/or other authorized agent hereby grant the Middletown Planning and Zoning Commission and/or its agents permission to enter upon the property for which the Special Exception application has been filled out for the purpose of inspection and enforcement of the Regulations of the City of Middletown.

Staff Comments \_\_\_\_\_

**D. CERTIFICATION OF COMMISSION RESPONSE**

Dates Legal Notices Published \_\_\_\_\_;  
Date of Public Hearing \_\_\_\_\_  
Final Action: Disapproved \_\_\_\_\_ Approved \_\_\_\_\_  
Zoning Regulation of which Special Exception is Granted \_\_\_\_\_  
Date Notice of Decision Published \_\_\_\_\_  
Effective Date \_\_\_\_\_

**E. MATERIAL FILED IN TOWN CLERK'S OFFICE**

\_\_\_\_\_ This Form \_\_\_\_\_ Site Plan  
Other \_\_\_\_\_; Date \_\_\_\_\_

**F.**

This is to certify that a Special Exception, as depicted on this form, was granted by the Middletown Planning and Zoning Commission.

\_\_\_\_\_  
Chairman

DEPT. PLANNING & ZONING  
20 AUG 14 AM 10:34

EXECUTOR'S DEED

COPY

KNOW YE that I, JOSEPH W. DUBIN, of the Town of Newington, County of Hartford and State of Connecticut, duly qualified and authorized Executor of the Estate of Hazel B. Dubin, late of the Town of Middletown, County of Middlesex and State of Connecticut, within the Probate Court for the District of Middletown, deceased, by virtue of authority set forth in the Will of said Hazel B. Dubin authorizing and directing me to sell the real estate hereinafter described, and in consideration of the sum of ONE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$199,900.00), and other goods and valuable consideration received to my full satisfaction of to BULL REAL ESTATE, LLC of the Town of Haddam, County of Middlesex, and State of Connecticut, and more particularly described in Schedule A annexed hereto and made a part hereof (hereinafter referred to as the "Premises"):

TO HAVE AND TO HOLD the above granted bargained Premises, with the appurtenances thereof, unto it, the said Grantee, and unto its heirs and assigns forever, to it and its own proper use and behoof.

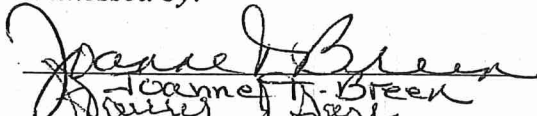
AND ALSO, I, the said Executor, do hereby covenant with the said Grantee and with its heirs and assigns, that at and until the ensealing of these presents, I have full power and authority, as Executor aforesaid, to grant and convey the Premises in the manner and form as is above written; and for myself and my heirs, executors, administrators, successors n assigns, I as Executor aforesaid, do further covenant to **WARRANT AND DEFEND** the above granted and bargained Premises to it, the said Grantee, and to its heirs and assigns, against all claims and demands whatsoever, expect as for forth on said Schedule A, claiming by, from or under me, as Executor aforesaid.


Signed this 31<sup>st</sup> day of July, 2008.

Said premises are subject to any municipal assessments and taxes hereafter coming due which the grantees assume and agree to pay.

Signed this 31<sup>st</sup> day of July, 2008

Witnessed by:

  
Samuel J. SARGIS


  
Joseph W. Dubin, Executor L.S.

STATE OF CONNECTICUT)

ss: Middletown

COUNTY OF MIDDLESEX )

The foregoing instrument was acknowledged before me on this      day of July, 2008 by Joseph W. Dubin.

  
Commissioner of the Superior Court



## SCHEDULE A

**COPY**

### Parcel 1:

A certain piece of land with all the buildings thereon situated in the South Farms District in the Town of Middletown in the County of Middlesex an State of Connecticut, bounded as follows: Commencing at a point in the Northeast corner of the land herein described which is also the Southwest corner of land of Maude C. and Wilbur S. Hull, which granted property is located on the west side of Haddam Road, thence running in a Southerly direction along the westerly side of Haddam Road, one hundred seventy-five (175) feet more or less to a point; thence running in a Westerly direction three hundred thirty-three feet and three inches more or less to land of Maude C. and Wilbur S. Hull, now or formerly, thence running in a Northerly direction along the Easterly line of land of said Maude C. and Wilbur S. Hull two hundred twenty-two feet and ten inches more or less to a point in southwest corner of land of said Maude G. and Wilbur S. Hull, thence running in an Easterly direction along the Southerly line of land of said Maude G. and Wilbur S. Hull two hundred and twenty feet to point or place of beginning. Said land is bounded northerly by land of Maude G. and Wilbur S. Hull Easterly by Haddam Road Southerly by land now or formerly of Charles Roberts and Westerly by land of Maude G. and Wilbur S. Hull. For title see Middletown Land Records Vol. 212 P. 352.

### Parcel II:

A certain tract or parcel of land, with the buildings and improvements thereon, situated on Saybrook Road in the Town of Middletown, County of Middlesex and State of Connecticut, being bounded and described as follows

Commencing at a point in the northeast corner herein described, which is also the southeast corner of land of Mrs. Brenner, on the west side of Haddam Road (but now named Saybrook Road) thence running in a southerly direction along the westerly side of Saybrook Road, 25 feet to a point which is the northeast corner of land of grantees; thence running in a westerly direction two hundred twenty feet to a point which is the northwest corner of land of grantees; thence running in a northerly direction 25 feet along land of grantors; thence running in an easterly direction along the southerly line of land of Mrs. Brenner, two hundred and eight feet to a point of beginning on Saybrook Road, bounded northerly by land of Mrs. Brenner, easterly by Saybrook Road, southerly by land of grantees, and westerly by land of grantors.

Being the same premises conveyed to Emanuel S. Dubin and Hazel B. Dubin by Warranty Deed of Wilbur S. Hull and Maude B. Hull dated March 24, 1953 ad recorded in Volume 251, Page 476 of the Middletown Land Records.

- ☐ SUBDIVISION  
☒ SPECIAL EXCEPTION  
☐ ZONING BOARD OF APPEALS  
☒ SITE PLAN REVIEW

FILE # SE2020-6

Please fill out this application in pen only so we will know who you are, what you are applying to do, and how to contact you. With this basic information we will evaluate your project as it relates to City regulations as quickly as possible. Thank you for your cooperation.

GENERAL INFORMATION ABOUT THE PEOPLE INVOLVED

Applicant: CHRISTOPHER BULL Date 08-13-20  
 Address: 243 SAYBROOK RD City MIDDLETOWN Phone # (860) 918-1954  
 Email: CHRIS@BULLMETAL.COM State CT Zip 06457  
 Agent: SUZANNE BULL (BULL CUSTOM HOMES LLC) Cell Phone # (860) 918-1954  
 Address: PO BOX 83 City MIDDLE HADDAM Phone # (860) 508-0099  
 Email: SUZANNEBULL@COMCAST.NET / CHRIS@BULLMETAL.COM State CT Zip 06456  
 Cell Phone # (860) 508-0099

WHAT ARE YOU APPLYING TO DO? (CHECK ONE OR MORE)

- ☐ Add an addition to a single/two family dwelling to be used for \_\_\_\_\_  
☐ Construct a single family dwelling (A-2 survey required)  
☐ Add an addition to a multi-family or non-residential building to be used for (A-2 survey required) \_\_\_\_\_  
☐ Convert an existing building from present use as \_\_\_\_\_ to a new use as \_\_\_\_\_  
☒ Construct one or more new buildings to be used for (A-2 survey required) 2 family dwelling  
☐ Subdivide land into building lots (A-2 survey required)  
☐ Change the text of the Zoning Code or amend the Zoning Map  
☐ Install a sign  
☐ Start a Residential Unit Business Pursuit  
☐ Application for Zoning Board of Appeals  
☐ Extract Natural Resources like sand or gravel or fill an area  
☐ Request for a G.S. 14-54 Location Approval (gen. repairer, used car or new car dealer)  
☐ Other \_\_\_\_\_

DEPT. PLANNING & ZONING  
 20 AUG 14 AM 10:34

FACTS ABOUT LAND PROPOSED FOR USE

Landowner: BULL REAL ESTATE Location: 243 Saybrook Rd  
 Name of Subdivision (if any): \_\_\_\_\_  
 Zone TB Tax ID# 01 0001707 Tax Assessor's Map 35 Lot 211  
 Is this project within 500' of a Municipal Boundary? Yes \_\_\_\_\_ No X  
 Is this project located in a FEMA 100 or 500 year flood plain? Yes \_\_\_\_\_ No X  
 Utilities Available: City Water (X); Private Well ( ); City Sewer (X); Private Septic ( )

DESIGN REVIEW BOARD STAFF\*

SIGNATURE OF APPLICANT/AGENT\*\*

DATE OF REVIEW/APPROVAL

SIGNATURE OF OWNER\*\*

- ☐ PERMIT NOT REQUIRED  
☐ ADMINISTRATIVE APPROVAL  
☐ IWWA REVIEW REQUESTED  
☐ IWWA PERMIT REQUIRED

\*\*Both signatures required. I certify that the above information and plans submitted are true and correct, and that, if required, an application for an Inland/Wetlands permit has been filed before or on the same day as the filing of this application with the P&Z Commission.

SIGNATURE OF IWWA STAFF

\*Signature by the Design Review Board Staff is required for all designs for exterior rehabilitation or new construction in the business zones.

\_\_\_\_\_ Meets Zoning Requirements

ZONING ENFORCEMENT OFFICER  
 DATE OF APPROVED PLANS

Received \$ \_\_\_\_\_ by \_\_\_\_\_ check # \_\_\_\_\_

INITIAL APPLICATION FOR LAND USE

**CITY OF MIDDLETOWN**  
**Department of Planning, Conservation, and Development**  
<http://www.middletownplanning.com>

PO Box 1300  
245 deKoven Drive  
Middletown, CT 06457-1300  
(860) 344-3425

**Erosion & Sedimentation Control Compliance Agreement**

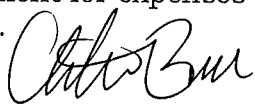
I, (PRINT NAME) CHRISTOPHER Burr hereby agree that any tree cutting, land clearing, earth excavation, earth filling or any other construction activity associated with an approved permit at:

(PROPERTY ADDRESS) 243 SAYBROOK ROAD

shall be in compliance with a approved plot/site plan as well and the City of Middletown Erosion & Sedimentation Control Guidelines.

I understand that failure to comply with the City of Middletown Erosion & Sedimentation Control Guidelines shall be deemed a violation and shall result in an enforcement action that may include a \$150 per day municipal citation fine and shall preclude zoning approval required for the issuance of a Certificate of Occupancy.

The City of Middletown reserves the right to implement corrective action for Erosion & Sedimentation Control violations, and in such cases will seek reimbursement for expenses related to any corrective action deemed necessary by the City.

Signed:   
Date: 08-14-20

.....  
*For Office Use Only*

SPR# \_\_\_\_\_